081.0	0003	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,700 / 826,700
					USE VALUE:	826,700 / 826,700
					ASSESSED:	826,700 / 826,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		KINGS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETKOV VENTZISLAV &
Owner 2:	PETKOV ERICA
Owner 3:	
Street 1:	2 KINGS COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHAFFER ROBERT J -
Owner 2:	SCHAFFER LESLIE E -
Street 1:	2 KINGS COURT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,178 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Clapboard Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6178.000	403,000		423,700	826,700
Total Card	0.142	403,000		423,700	826,700
Total Parcel	0.142	403,000		423,700	826,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.98 | /Parcel: 517.9

Legal Description

User Acct 147059

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,000	0	6,178.	423,700	826,700	826,700	Year End Roll	12/18/2019
2019	101	FV	298,500	0	6,178.	429,800	728,300	728,300	Year End Roll	1/3/2019
2018	101	FV	298,500	0	6,178.	320,800	619,300	619,300	Year End Roll	12/20/2017
2017	101	FV	298,500	0	6,178.	290,600	589,100	589,100	Year End Roll	1/3/2017
2016	101	FV	270,300	0	6,178.	278,500	548,800	548,800	Year End	1/4/2016
2015	101	FV	257,500	0	6,178.	236,100	493,600	493,600	Year End Roll	12/11/2014
2014	101	FV	257,500	0	6,178.	224,000	481,500	481,500	Year End Roll	12/16/2013
2013	101	FV	257,500	0	6,178.	213,100	470,600	470,600		12/13/2012

!6570!

PRINT

Date	Time
12/10/20	21:19:43

LAST REV

Date	Time
09/27/18	11:42:28

apro

PAT ACCT. 6570

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHAFFER ROBERT	65427-545		5/27/2015		705,000	No	No		
ATHANAS FLORA	52148-414		1/29/2009		492,000	No	No		
	19351-515		9/1/1988		253,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2004	990	Re-Roof	6,238					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
8/17/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
12/8/2008	Meas/Inspect	163	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	147059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6178		Sq. Ft.	Site		0	70.	0.98	5									423,737						423,700	

Total AC/HA: 0.14183 | Total SF/SM: 6178 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,737 | Spl Credit | Total: 423,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	6.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30789471
Const Adj.:	0.99989998
Adj $ / SQ:	176.548
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432395
Depreciation:	29403
Depreciated Total:	402992

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

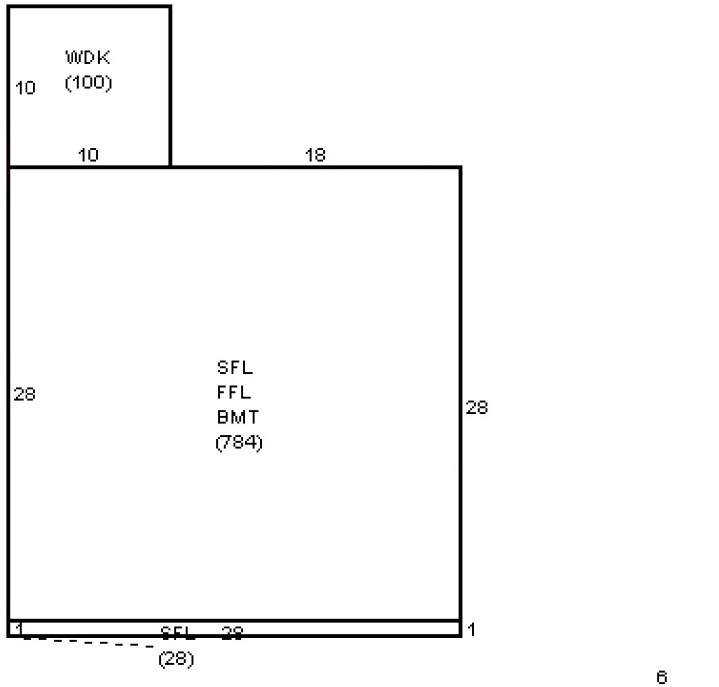
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.55
Special Features:	0	Val/Su Net:	162.50
Final Total:	403000	Val/Su SzAd	252.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	812	176.550	143,357
BMT	Basement	784	52.960	41,524
FFL	First Floor	784	176.550	138,414
WDK	Deck	100	16.000	1,600
	Net Sketched Area:	2,480	Total:	324,895
Size Ad	1596	Gross Are	2480	FinArea 1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc